

POD 13-014 Property Zoning Cleanup Draft Changes Summary

VALLEY CENTER

Use Regulation Changes

Sub-Area No.	Old	New	APN
VC-UR-1	S88	A70	1290400500
VC-UR-2	A70	C40	1851221300

Owners: Sotoodeh (area No. 1) and Norwood (area No. 2)

General Plan Land Use Designations: both SR-2

Discussion: These are two requests from owners to clean up the zoning in the 2013 cleanup project. Area No. 1 has S88 Specific Plan Area Use Regulations from an old SPA that was not approved (the old Lilac SP). Therefore the proposal is to change the Use Reg, Density, Lot Size, Setback and Special Reg, which all reflect the old SPA zoning, to match the A70 neighborhood to the south (these additional changes are listed below).

For area No. 2 the project includes the Valley Center CPG approved change for the Norwood parcel to revert back to C40 Rural Commercial zoning as existed prior to the General Plan Update. This change would only be in the area that was previously zoned C40 (a portion of the parcel) prior to the GPU as was approved by the CPG in 2012.

There are no changes proposed to the General Plan as part of the project, these are only changes in zoning regulations.

Density Changes

Sub-Area No.	Old	New
VC-DN-1	.25	-

Lot Size Changes

Sub-Area No.	Old	New
VC-LS-1	1AC	2AC

Setback Changes

Sub-Area No.	Old	New
VC-SB-1	V	C

Special Area Regulation Changes

Sub-Area No.	Old	New
VC-SR-1	P	-